

LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 – 12th Ave. NW | P.O. Box 1307
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issaquahwa.gov

This Section For Staff Use Only

Permit Number: _____
Staff Contact: _____

Date Received: _____

Type of Application: Pre-Application

PROJECT INFORMATION

Name of Project (if applicable): Issaquah Apartments

Project Site Address: 355 E. Sunset Way, Issaquah WA. 98027

Parcel Number: 342406-9096

OWNER

Name: Which Is Promise, LLC ---DJ Loveridge

Address: 19538 SE 51st Street, Issaquah WA 98027

Phone: 425-922-3489 Email: mbsport9@msn.com

APPLICANT

Name: GMS Architectural Group

Address: 1804 136th Pl. N.E., Suite #1 Bellevue WA. 98005

Phone: 425-644-1446 Email: office@gmsarch.com

CONTACT

Name: Rick Gulstrom

Address: 1804 136th Pl. N.E., Suite #1 Bellevue WA. 98005

Phone: 425-644-1446 Email: rick@gmsarch.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

3 story residential apartments building over 1 story garage parking structure on grade. Project provides 8 total rental units and 17 parking stalls.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

Date: 2/13/15

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE 110 FEET;

THENCE SOUTH 120 FEET;

THENCE WEST 110 FEET;

THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Zoning Designation: MF-H Multifamily-High

Land Use Designation: Multifamily Residential

Subarea Designation: _____

Shoreline Designation, if applicable: _____

Existing Land Use: C/I-Single Family

Adjacent Land Uses North: Office/Condominium

South: Single Family Residential

East: C/I- Single Family

West: Multifamily Duplex

Area in square feet: 13,200

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☐ Streams

☐ Wetlands

☐ Steep Slope Hazard Area

☐ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: MF-H Multifamily-High

Density (multifamily only): 29 DU/Acre

Impervious Surface Ratio: 49.9%

Pervious/Landscaping/Open Space Provided (in square feet): 7,263

Maximum Proposed Building or Structure Height: 39'-11 1/4"

Total Proposed Building Square Footage (Gross Area): 13,781 SF.

Proposed Setbacks Front: 10'-0"

Rear: 20'-0"

Side: 5'-0"

Parking Spaces Provided: 17